

MEETINGS TO DATE 4  
NO. OF REGULARS 3  
NO. OF SPECIALS 1

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LANCASTER, NEW YORK  
FEBRUARY 8, 1988

A joint meeting of the Town Board and the Planning Board of the Town of Lancaster, New York, was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 8th day of February 1988, at 8:00 P.M. and there were

PRESENT: STANLEY JAY KEYSA, SUPERVISOR  
RONALD A. CZAPLA, COUNCILMAN  
ROBERT H. GIZA, COUNCILMAN  
DONALD E. KWAK, COUNCILMAN  
JOHN T. MILLER, COUNCILMAN  
DONNA G. STEMPNIAK, PLANNING BOARD CHAIRMAN  
JOHN P. GOBER, PLANNING BOARD MEMBER  
JOHNSTON N. REID, JR. PLANNING BOARD MEMBER  
GEORGE E. O'NEIL, PLANNING BOARD MEMBER

ABSENT: BRIAN A.J. FAHEY, PLANNING BOARD MEMBER  
ANTHONY FRANJOINE, PLANNING BOARD MEMBER  
MILDRED WHITTAKER, PLANNING BOARD MEMBER

ALSO PRESENT: ROBERT P. THILL, TOWN CLERK  
NICHOLAS LO CICERO, DEP. TOWN ATTORNEY  
ROBERT L. LANEY, BUILDING INSPECTOR

**PURPOSE OF MEETING:**

This joint meeting of the Town Board and Planning Board of the Town of Lancaster was held for the purpose of acting as a Municipal Review Committee for a State Environmental Quality Review of a proposed subdivision known as "The Meadows" Subdivision (formerly known as Brookfield Subdivision).

**IN THE MATTER OF THE SEQR REVIEW OF "THE MEADOWS" SUBDIVISION**

The joint boards then proceeded with the Environmental Assessment on "The Meadows" Subdivision matter with an item for item review and discussion of the project impact and magnitude as outlined on the Full Environmental Assessment Form Part 2 which was provided to each member.

THE FOLLOWING RESOLUTION WAS OFFERED  
BY COUNCILMAN KWAK WHO MOVED ITS ADOPTION,  
SECONDED BY COUNCILMAN CZAPLA, TO WIT:

RESOLVED, that the following Negative Declaration be adopted:

**NOTICE OF DETERMINATION  
NEGATIVE DECLARATION**

PLEASE TAKE NOTICE, that the Town of Lancaster, acting as the designated lead agency under the State Environmental Quality Review Act, has reviewed the following described project, which was a Type 1 action, through its designated Municipal Review Committee, and that committee having found no significant environmental impact, the lead agency, now issues a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law.

**NAME AND ADDRESS OF LEAD AGENCY**

Town of Lancaster  
21 Central Avenue  
Lancaster, New York 14086  
Nicholas LoCicero, Deputy Town Attorney  
716-684-3342

**NATURE, EXTENT AND LOCATION OF ACTION:**

The proposed subdivision proposal is of a parcel involving approximately 46.95 acres.

The location of the premises being reviewed is on the west side of Aurora Street, south of William Street, within the Town of Lancaster.

**REASONS SUPPORTING DETERMINATION**

The lead agency, the Town of Lancaster, through the review of the Municipal Review Committee, which is made up of at least four (4) members of the Town Board of the Town of Lancaster together with at least three (3) members of the Planning Board of the Town of Lancaster, has found the project impacts to be as follows:

1. There will be a small to moderate effect as a result of a physical change to the project site. Be it noted that the proposed construction in a designated floodway will require the developer to install adequate road culvert pipe.
2. There will be no effect to any unique or unusual land forms found on the site.
3. The project will not affect any water body designated as protected.
4. The project will have a small to moderate effect on non-protected existing or new body of water, namely possible increased dredging to create water detention area.
5. The project will have a small to moderate effect on surface or groundwater quality. Be it noted that the developer will be required to loop the eight (8") inch water line on Aurora Street to the water line on Lake avenue. The proposed action will cause some siltation during construction only.
6. The project will have a small to moderate effect on drainage flow patterns or surface water runoff, namely in the construction of the detention basin.
7. The project will not affect air quality.
8. The project will not affect any threatened or endangered species.
9. The project will not substantially affect non-threatened or endangered species.
10. The project will not affect agricultural land resources.
11. The project will not affect aesthetic resources.
12. The project will not impact upon any site or structure of historic, pre-historic or paleontological importance.
13. The project will not affect the quantity or quality of existing or future open spaces or recreational opportunities.
14. The project will have a small to moderate effect on existing transportation systems.
15. The project will have a small to moderate effect on the community's sources of fuel or energy supply. Be it noted that adequate gas and electric supplies are at the project site boundary.

16. There will be no objectional odors, noise, or vibration as a result of this project.
17. The project will not affect public health and safety.
18. The project will have a small to moderate effect on the character of the existing community. Be it noted that there may be a possible reduction of lot widths but no reduction of total required lot area.
19. There is not, nor is there likely to be, public controversy related to potential adverse environmental impacts.

and,

BE IT FURTHER

RESOLVED, that the Supervisor of the Town of Lancaster be and is here by authorized to execute a "Negative Declaration" Notice of Determination of Non-Significance in this matter, and

BE IT FURTHER

RESOLVED, that the Town Attorney's Office prepare and file a "Negative Declaration" Notice of Determination of Non-Significance in this matter with the petitioner and with all required New York State and Erie County agencies, filing a copy of the letter of transmittal and "Negative Declaration" with the Town Clerk.

The question of the adoption of the foregoing Notice of Determination was duly put to a vote on roll call which resulted as follows:

SUPERVISOR KEYSA	VOTED YES
COUNCILMAN GIZA	VOTED YES
COUNCILMAN CZAPLA	VOTED YES
COUNCILMAN KWAK	VOTED YES
COUNCILMAN MILLER	VOTED YES
PLANNING BOARD CHAIR. STEMPNIAK	VOTED YES
PLANNING BOARD MEMBER FAHEY	WAS ABSENT
PLANNING BOARD MEMBER FRANJOINE	WAS ABSENT
PLANNING BOARD MEMBER GOBER	VOTED YES
PLANNING BOARD MEMBER O'NEIL	VOTED YES
PLANNING BOARD MEMBER REID	VOTED YES
PLANNING BOARD MEMBER WHITTAKER	WAS ABSENT

The Notice of Determination was thereupon unanimously adopted.

February 8, 1988

ON MOTION DULY MADE, SECONDED AND CARRIED, by voice vote, the joint meeting was adjourned at 9:05 P.M.

Signed Robert P. Thill

Robert P. Thill, Town Clerk